

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 1

COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN

STEPHEN QUINN, VICE CHAIRMAN

CRAIG GALATI

STEVEN EVANS

BYRON GOYNES

LAURA McSWAIN

TODD NIGRO

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the *March 27, 2003* Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE

4/18/2003 11:25 AM

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 2

RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 3

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108 <http://www.ci.las-vegas.nv.us>

Page 4

8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 5

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TMP-1846 - SAN MARINO III - ALBERT AND EILEEN MASSI, ET AL - Request for a Tentative Map FOR A 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.50 acres adjacent to the northeast corner of El Capitan Way and Horse Drive (APN: 125-08-604-001, 002, 003, 004, and 005), R-A (Ranch Acres) and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).
2. TMP-1990 - ALTA BUSINESS PARK (A COMMERCIAL SUBDIVISION) - ALTA MLK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 1-LOT COMMERCIAL SUBDIVISION on 16.78 acres adjacent to the west side of Martin L. King Boulevard, approximately 140 feet north of Alta Drive (APN: 139-33-202-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
3. TMP-2006 - RIDGEGATE - WESTVIEW, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR AN 100-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.21 acres adjacent to the southwest corner of Wittig Avenue and Tee Pee Lane (APN: 125-19-501-011, 012, 013, 014, 125-19-601-002, and 003), U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designation] under Resolution of Intent to RPD3 (Residential Planned Development - 3 Units Per Acre) and R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).
4. TMP-2007 - CASCADE III - STANPARK HOMES - Request for a Tentative Map FOR AN 81-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.26 acres adjacent to the northeast corner of Grand Canyon Drive and Gilcrease Avenue (APN: 125-18-501-007), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre), Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 6

5. **TMP-2010 - MIRAMONTE - PULTE HOMES** - Request for a Tentative Map FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 17.58 acres adjacent to Park Vista Drive, 410 feet west of Vista Center Drive (APN: 137-35-310-003), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
6. **TMP-2020 - VALLEY CREST II EAST - LM LAS VEGAS, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 110-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.8 acres adjacent to the southwest corner of Grand Canyon Drive and Gilcrease Avenue (a portion of APN: 125-18-201-001 and 125-18-201-002, 003, 004, 005 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).
7. **TMP-2024 - VALLEY CREST II WEST - LM LAS VEGAS, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 59-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.37 acres adjacent to the northeast corner of Farm Road and Hualapai Way (APN: 125-18-201-006, 007 and a portion of 125-18-201-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).
8. **TMP-2028 - IRON MOUNTAIN RANCH VILLAGE 12B - KB HOME NEVADA, INC.** - Request for a Tentative Map FOR A 16-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 9.78 acres adjacent to the west side of Thom Boulevard, approximately 660 feet south of Horse Drive (APN: 125-12-701-007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).
9. **TMP-2029 - MARIPOSA @ THE PASEOS - KB HOME NEVADA, INC.** - Request for a Tentative Map FOR A 141-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 28 acres adjacent to the southwest corner of Alta Drive and Desert Foothills Drive (a portion of APN: 137-22-000-006), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
10. **ANX-2016 - C.W. FOURTH FAMILY, LIMITED PARTNERSHIP** - Petition to Annex property generally located on the southeast corner of Fort Apache Road and Alexander Road containing approximately 2.50 acres (APN: 138-08-101-001), Ward 4 (Brown).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 7

PUBLIC HEARING ITEMS:

11. ABEYANCE - ZON-1855 - JAMES PINJUV, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-013 and 014), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
12. ABEYANCE - SDR-1856 - JAMES PINJUV, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 33 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND TO ALLOW 3.35 DWELLING UNITS PER ACRE WITHIN A 5.07 ACRE RURAL PRESERVATION NEIGHBORHOOD BUFFER WHERE 3.0 DWELLING UNITS PER ACRE IS PERMITTED on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-013 and 014), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).
13. ABEYANCE - VAC-1857 - JAMES T. AND JOANNE W. PINJUV - Petition to vacate the western 4.5 feet of Rio Vista Street between Azure Drive and Regena Avenue and to vacate the south half of Regena Avenue generally located west of Rio Vista Street, Ward 6 (Mack).
14. ABEYANCE - RENOTIFICATION - ZON-1936 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 18.83 acres adjacent to the northwest corner of Peaceful Dawn Avenue and Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).
15. ABEYANCE - RENOTIFICATION - SDR-1937 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 171-LOT SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT on 18.83 acres adjacent to the northwest corner of Peaceful Dawn Avenue and Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 8

16. **VAR-2196 - SOUTHWEST DESERT EQUITIES, LIMITED LAIBILITY COMPANY, ET AL ON BEHALF OF GREYSTONE NEVADA, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 1.3 ACRES OF OPEN SPACE WHERE 1.30 ACRES IS REQUIRED on 18.83 acres adjacent to the northwest corner of Peaceful Dawn Avenue and Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
17. **GPA-2249 - CITY OF LAS VEGAS** - Request to amend the Southeast Sector Plan of the City of Las Vegas General Plan by the adoption of the "Downtown North Land Use Plan." The Downtown North Area is located south of Owens Avenue, east of Interstate 15, north Interstate 515, and west of Bruce Street, Sagman Street, and Ninth Street.
18. **GPA-1498 - JAMES R. DAVIDSON, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: L (Low Density Residential) on 7.8 acres adjacent to the northwest corner of Alexander Road and Cimarron Road (APN: 138-04-404-030 through 034), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).
19. **ZON-2023 - JAMES R. DAVIDSON, ET AL** - Request for a Rezoning FROM: R-E (Residence Estates), R-E (Residence Estates) under Resolution of Intent to R-1 (Single Family Residential), and U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] [Proposed: L (Low Density Residential)] TO: R-1 (Single Family Residential) on 7.8 acres adjacent to the northwest corner of Alexander Road and Cimarron Road (APN: 138-04-404-030 through 034), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).
20. **SUP-2033 - JAMES R. DAVIDSON, ET AL** - Request for a Special Use Permit TO ALLOW A PRIVATE STREET FOR A PROPOSED 26-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 7.8 acres adjacent to the northwest corner of Alexander Road and Cimarron Road (APN: 138-04-404-030 through 034), R-E (Residence Estates), R-E (Residence Estates) under Resolution of Intent to R-1 (Single Family Residential), and U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] Zones [Proposed: R-1 (Single Family Residential)], Ward 4 (Brown).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 9

21. SDR-2031 - JAMES R. DAVIDSON, ET AL - Request for a Site Development Plan Review FOR A 26-LOT SINGLE FAMILY DEVELOPMENT on 7.8 acres adjacent to the northwest corner of Alexander Road and Cimarron Road (APN: 138-04-404-030 through 034), R-E (Residence Estates) R-E (Residence Estates) under Resolution of Intent to R-1 (Single Family Residential) and U (Undeveloped) [DR (Desert Rural) General Plan Designation] [Proposed: L (Low Density Residential) General Plan Designation] [Proposed: R-1 (Single Family Residential)] Zones, Ward 4 (Brown).
22. VAC-2027 - MARIE ONGSIACO - Petition to vacate a portion of Tomsik Street, generally located between Alexander Road and Florine Avenue, Ward 4 (Brown).
23. GPA-1969 - RBJ SEPARATE PROPERTY TRUST, ET AL ON BEHALF OF HELLER DEVELOPMENT COMPANY - Request to amend a portion of the Centennial Hills Sector of the General Plan FROM: RNP (Rural Neighborhood Preservation) TO: DR (Desert Rural Residential) on 6.75 acres adjacent to the southwest corner of Tropical Parkway and Rebecca Road (APN: 125-26-301-003 and 004), PROPOSED USE: SINGLE FAMILY DEVELOPMENT, Ward 6 (Mack).
24. ZON-1970 - RBJ SEPARATE PROPERTY TRUST, ET AL ON BEHALF OF HELLER DEVELOPMENT COMPANY - Request for a Rezoning FROM: U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: DR (Desert Rural Residential)] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on 6.75 acres adjacent to the southwest corner of Tropical Parkway and Rebecca Road (APN: 125-26-301-003 and 004), PROPOSED USE: SINGLE FAMILY DEVELOPMENT, Ward 6 (Mack).
25. VAR-1972 - RBJ SEPARATE PROPERTY TRUST, ET AL ON BEHALF OF HELLER DEVELOPMENT COMPANY - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 11,326 SQUARE FEET OF OPEN SPACE IS REQUIRED IN CONJUNCTION WITH A PROPOSED 16-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southwest corner of Tropical Parkway and Rebecca Road (APN: 125-26-301-003 and 004), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: DR (Desert Rural Residential) General Plan Designation], PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 10

26. **SDR-1971 - RBJ SEPARATE PROPERTY TRUST, ET AL ON BEHALF OF HELLER DEVELOPMENT COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 16-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 6.75 acres adjacent to the southwest corner of Tropical Parkway and Rebecca Road (APN: 125-26-301-003 and 004), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [Proposed: DR (Desert Rural Residential) General Plan Designation] [Proposed: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).
27. **GPA-1983 - CITY OF LAS VEGAS** - Request to amend Map No. 2 of the Interlocal Agreement Joint Parks and Trails Plan; Map No. 2 of the Master Plan Transportation Trails Element and Map No. 2 of the Recreation Trails Element to realign minor sections of trails along Hualapai Way and Grand Teton Drive.
28. **GPA-1988 - JUDIE COLLINS-WARBURTON, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: R (Rural Density Residential) TO: O (Office) on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN: 125-27-802-002, 003, 004, 005, 008, 009, 012 and 014), PROPOSED USE: PROFESSIONAL OFFICE PARK, Ward 6 (Mack).
29. **ZON-1987 - JUDIE COLLINS-WARBURTON, ET AL** - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) TO: O (Office) on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN: 125-27-802-002, 003, 004, 005, 008, 009, 012 and 014), PROPOSED USE: PROFESSIONAL OFFICE PARK, Ward 6 (Mack).
30. **SDR-1986 - JUDIE COLLINS-WARBURTON, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 68,421 SQUARE FOOT OFFICE PARK DEVELOPMENT on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN: 125-27-802-002, 003, 004, 005, 008, 009, 012 and 014), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Mack).
31. **GPA-1989 - DFA, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Southeast Sector of the General Plan FROM: M (Medium Density Residential) and SC (Service Commercial) TO: SC (Service Commercial) on 0.57 acres at 1722 West Bonanza Road (APN: 139-28-302-026), PROPOSED USE: OFFICE, Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 11

32. ZON-1992 - DFA, LIMITED LIABILITY COMPANY - Request for Rezoning FROM: R-3 (Medium Density Residential) TO: C-1 (Limited Commercial) on 0.57 acres at 1722 West Bonanza Road (APN: 139-28-302-026), PROPOSED USE: OFFICE, Ward 5 (Weekly).

33. SDR-1991 - DFA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction in the Amount of Required Perimeter Landscaping FOR A PROPOSED 5,255 SQUARE FOOT OFFICE DEVELOPMENT on 0.57 acres at 1722 West Bonanza Road (APN: 139-28-302-026), R-3 (Medium Density Residential) Zone [Proposed: C-1 (Limited Commercial)], Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 12

34. **GPA-1996 - FORTUNE N. LAMB, ET AL ON BEHALF OF GEORGE GEKAKIS, INC.** - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: R (Rural Density Residential) TO: M (Medium Density Residential) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), PROPOSED USE: AGE RESTRICTED APARTMENTS, Ward 5 (Weekly).
35. **ZON-1997 - FORTUNE N. LAMB, ET AL ON BEHALF OF GEORGE GEKAKIS, INC.** - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) TO: R-3 (Medium Density Residential) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), PROPOSED USE: AGE RESTRICTED APARTMENTS, Ward 5 (Weekly).
36. **VAR-2002 - FORTUNE N. LAMB, ET AL ON BEHALF OF GEORGE GEKAKIS, INC.** - Request for a Variance TO ALLOW THREE-STORY BUILDINGS WHERE THE R-3 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT ALLOWS MAXIMUM BUILDING HEIGHTS OF TWO STORIES AND TO ALLOW 249 PARKING SPACES WHERE 285 ARE REQUIRED IN CONJUNCTION WITH A PROPOSED AGE-RESTRICTED APARTMENT COMPLEX adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zone [Proposed: R-3 (Medium Density Residential)], Ward 5 (Weekly).
37. **SDR-1999 - FORTUNE N. LAMB, ET AL ON BEHALF OF GEORGE GEKAKIS, INC.** - Request for a Site Development Plan Review FOR A PROPOSED TWO AND THREE STORY, 237-UNIT AGE RESTRICTED APARTMENT COMPLEX AND A WAIVER TO THE DENSITY REQUIREMENTS WITHIN A RURAL PRESERVATION NEIGHBORHOOD BUFFER on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [Proposed: R-3 (Medium Density Residential)], Ward 5 (Weekly).
38. **GPA-2003 - ANCHOR CAPITAL GAINS, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: SC (Service Commercial) TO: GC (General Commercial) on 11.08 acres adjacent to the west side of Rancho Drive, approximately 900 feet

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108 <http://www.ci.las-vegas.nv.us>

Page 13

north of Alexander Road (APN: 138-02-814-012), PROPOSED USE: OFFICE/RETAIL WITH WAREHOUSE, Ward 6 (Mack).

39. **VAR-2005 - ANCHOR CAPITAL GAINS, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW A SETBACK OF 58-FEET WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SETBACK OF 60-FEET FOR A PROPOSED OFFICE AND RETAIL WITH WAREHOUSE DEVELOPMENT adjacent to the west side of Rancho Drive, approximately 900 feet north of Alexander Road (APN: 138-02-814-012), C-2 (General Commercial) Zone, Ward 6 (Mack).
40. **SDR-2004 - ANCHOR CAPITAL GAINS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review including a WAIVER OF THE COMMERCIAL DEVELOPMENT STANDARDS FOR A PROPOSED 141,136 SQUARE FOOT OFFICE AND RETAIL WITH WAREHOUSE DEVELOPMENT on 11.08 acres adjacent to the west side of Rancho Drive, approximately 900 feet north of Alexander Road (APN: 138-02-814-012), C-2 (General Commercial) Zone, Ward 6 (Mack).
41. **GPA-2022 - BLACK MOUNTAIN BOULDER, LIMITED LIABILITY COMPANY ET AL ON BEHALF OF U.S. HOME CORPORATION** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: R (Rural Density Residential) on 28.56 acres adjacent to the south side of Azure Drive, between Torrey Pines Drive and Bronco Street (APN: 125-26-601-002 through 005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).
42. **ZON-2025 - BLACK MOUNTAIN BOULDER, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF U.S. HOME CORPORATION** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 28.56 acres adjacent to the south side of Azure Drive, between Torrey Pines Drive and Bronco Street (APN: 125-26-601-002 through 005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
43. **VAR-2186 - BLACK MOUNTAIN BOULDER, LIMITED LIABILITY COMPANY ET AL ON BEHALF OF U.S. HOME CORPORATION** - Request for a Variance TO ALLOW 47,028 SQUARE FEET OF OPEN SPACE WHERE 69,792 SQUARE FEET OF OPEN SPACE IS REQUIRED IN CONJUNCTION WITH A PROPOSED 97-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 28.56 acres adjacent to the south side of Azure Drive, between Torrey Pines Drive and Bronco Street (APN: 125-26-601-002 through 005), R-E (Residence Estates) Zone [Proposed: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 14

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 15

44. **SDR-2026 - BLACK MOUNTAIN BOULDER, LIMITED LIABILITY COMPANY ET AL ON BEHALF OF U.S. HOME CORPORATION** - Request for a Site Development Plan Review FOR A PROPOSED 97-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 28.56 acres adjacent to the south side of Azure Drive, between Torrey Pines Drive and Bronco Street (APN: 125-26-601-002 through 005), R-E (Residence Estates) Zone [Proposed: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).
45. **GPA-2046 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: SX-TC (Suburban Mixed Use - Town Center) TO: GC-TC (General Commercial - Town Center) and SC-TC (SERVICE COMMERCIAL - TOWN CENTER) on a portion of 5.18 acres adjacent to the northeast corner of Sky Pointe Drive and Buffalo Drive (APN: 125-21-711-001), Ward 6 (Mack).
46. **ZON-1957 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-2 (General Commercial) TO: R-1 (Single Family Residential) on 0.75 acres at 4130, 4134 and 4138 Coran Lane (APN: 139-19-610-013, 014 and 015) EXISTING USE: THREE SINGLE FAMILY DWELLINGS, Ward 5 (Weekly).
47. **ZON-2038 - JACOB, LIMITED PARTNERSHIP ON BEHALF OF GREEN, HERRINGTON & HOWELL, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to NS (Neighborhood Service) TO: C-1 (Limited Commercial) on 1.11 acres adjacent to the north side of Lake Mead Boulevard, approximately 630 feet west of Torrey Pines Drive (APN: 138-23-201-003), PROPOSED USE: FAMILY DOLLAR STORE, Ward 6 (Mack).
48. **SDR-2039 - JACOB, LIMITED PARTNERSHIP ON BEHALF OF GREEN, HERRINGTON AND HOWELL, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and WAIVERS TO THE COMMERCIAL DESIGN STANDARDS FOR A PROPOSED 9,968 SQUARE FOOT FAMILY DOLLAR STORE; AND A REDUCTION IN THE AMOUNT OF PERIMETER LANDSCAPING on 1.11 acres adjacent to the north side of Lake Mead Boulevard, approximately 630 feet west of Torrey Pines Drive (APN: 138-23-201-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to NS (Neighborhood Service) [Proposed: G1 (Limited Commercial)], Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 16

49. **VAR-1952 - DR. SAMUEL I. KIM** - Request for a Variance TO ALLOW A REAR SETBACK OF 40 FEET WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 96 FOOT SETBACK IN CONJUNCTION WITH A 32-FOOT TALL OFFICE BUILDING adjacent to the west side of Crystal Water Way approximately 323 feet south of Sahara Avenue (APN: 163-08-120-018), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
50. **SDR-1951 - DR. SAMUEL I. KIM** - Request for a Site Development Plan Review FOR A PROPOSED 4,889 SQUARE FOOT OFFICE BUILDING AND A REDUCTION IN THE AMOUNT OF PERIMETER LANDSCAPING adjacent to the west side of Crystal Water Way approximately 323 feet south of Sahara Avenue (APN: 163-08-120-018), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
51. **SDR-1966 - CHARLESTON COMPANY, LIMITED ON BEHALF OF MESA INVESTMENT, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Reduction in the amount of perimeter landscaping, TO ALLOW A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15-FEET IS THE MINIMUM REQUIRED, A 15-FOOT REAR YARD SETBACK WHERE 20-FEET IS THE MINIMUM REQUIRED, AND WAIVERS FROM THE COMMERCIAL DEVELOPMENT STANDARDS FOR A PROPOSED 2,700 SQUARE FOOT RETAIL BUILDING, 2,775 SQUARE FOOT FAST FOOD RESTAURANT (LONG JOHN SILVERS AND A&W), AND A 2,692 SQUARE FOOT RESTAURANT (PIZZA HUT) adjacent to the northwest corner of Charleston Boulevard and Decatur Boulevard (APN: 138-36-804-009), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
52. **VAC-1967 - CHARLESTON COMPANY, LIMITED ON BEHALF OF MESA INVESTMENT, LIMITED LIABILITY COMPANY** - Petition to vacate a Government Patent Reservation generally located west of Decatur Boulevard, between Charleston Boulevard and Alpine Place, Ward 1 (M. McDonald).
53. **VAR-2045 - VIVINIAN O'HARE ON BEHALF OF FOCUS PROPERTY GROUP** - Request for a Variance TO ALLOW ONE PARKING SPACE PER EACH SINGLE FAMILY DWELLING WHERE TWO PARKING SPACES ARE REQUIRED WITHIN A PROPOSED 265-LOT SINGLE-FAMILY DEVELOPMENT on 25.91 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone, Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 17

54. SUP-2036 - VIVINIAN O'HARE ON BEHALF OF FOCUS PROPERTY GROUP - Request for a Special Use Permit FOR A GATED DEVELOPMENT WITH PRIVATE STREETS adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone, Ward 6 (Mack).
55. SDR-2035 - VIVINIAN O'HARE ON BEHALF OF FOCUS PROPERTY GROUP - Request for a Site Development Plan Review FOR A PROPOSED 265-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 25.91 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone, Ward 6 (Mack).
56. ROC-2014 - CONCORDIA HOMES - Request for a REVIEW OF CONDITION NUMBER 3 OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW [Z-0069-02(1)] TO ALLOW A THREE FOOT SIDE SETBACK WHERE A FIVE FOOT SIDE SETBACK WAS APPROVED IN CONJUNCTION WITH A 142 LOT SINGLE FAMILY SUBDIVISION on 20.27 acres adjacent to the northwest and southeast corners of Deer Springs Way and Campbell Road (APN: 125-20-201-011 and 012; 125-20-301-006 and 007), TC (Town Center) Zone, Ward 6 (Mack).
57. RQR-1909 - CITY PARKWAY IV A, INC. ON BEHALF OF VIACOM OUTDOOR - Required One Year Review of an approved Variance [V-0046-92(4)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 690 FEET FROM AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 750 FEET IS THE MINIMUM DISTANCE SEPARATION ALLOWED adjacent to the north side of the Oran K. Gragson Highway (U.S. 95), between Bonanza Road and Grand Central Parkway, 150 feet west of the centerline of the Union Pacific Railroad tracks (APN: 139-27-401-031), M (Industrial) Zone, Ward 5 (Weekly).
58. RQR-1993 - CITY PARKWAY IV A, INC. ON BEHALF OF LAMAR OUTDOOR ADVERTISING COMPANY - Required One Year Review of an approved Special Use Permit [U-0238-94(4)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the south side of Oran K. Gragson Highway (U.S. 95) between "F" Street and Main Street (APN: 139-27-401-031), M (Industrial) Zone, Ward 5 (Weekly).
59. RQR-1974 - UNION PACIFIC RAILROAD COMPANY, ET AL ON BEHALF OF CLEAR CHANNEL OUTDOOR AND VIACOM OUTDOOR ADVERTISING - Required One Year Review FOR 12

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Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108 <http://www.ci.las-vegas.nv.us>

Page 18

EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS on property bounded by U.S.-95, I-15 and Grand Central Parkway (APN: 139-33-610-004, 139-33-710-001, 139-33-511-003, 004, and 139-27-410-002 and 005), PD (Planned Development) Zone, Ward 5 (Weekly).

60. RQR-1994 - RANCHO DECATUR, LIMITED LIABILITY COMPANY ON BEHALF OF LAMAR ADVERTISING - Required Two Year Review of an approved Special Use Permit (U-0059-01) FOR FIVE (5) 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard (APN: 139-18-410-001), C-2 (General Commercial) Zone under Resolution of Intent to C-M (Commercial/ Industrial), Ward 5 (Weekly).
61. SUP-1948 - CITY OF LAS VEGAS - Request for a Special Use Permit FOR A PROPOSED TAVERN IN THE DURANGO HILLS GOLF COURSE CLUBHOUSE LOCATED WITHIN THE CHEYENNE/DURANGO PARK AND A WAIVER OF THE 1,500 FOOT DISTANCE SEPARATION REQUIREMENT BETWEEN TAVERNS at 3501 North Durango Drive (APN: 138-08-701-013), U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] under Resolution of Intent to C-V (Civic), Ward 4 (Brown).
62. SUP-1950 - MER-CAR CORPORATION ON BEHALF OF BOU OLSTEEN - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) at 1401 East Charleston Boulevard (APN: 139-35-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
63. SUP-1982 - HOWARD HUGHES CORPORATION ON BEHALF OF THE F.M. AND NANCY CORRIGAN TRUST - Request for a Special Use Permit FOR A PROPOSED TAVERN at 10820 West Charleston Boulevard (APN: 137-36-414-003), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
64. SUP-2008 - TRANSIT SYSTEMS DEVELOPMENT, LIMITED LIABILITY COMPANY, ET AL - Request for a Special Use Permit FOR THE EXTENSION OF THE LAS VEGAS MONORAIL SYSTEM from the Sahara Station to Stewart Avenue (APN: 139-34-302-004, 005, 006 and 139-33-702-003), Ward 1 (M. McDonald) and Ward 5 (Weekly).
65. SDR-2037 - CITY PARKWAY IV A, INC. ON BEHALF OF PARADISE DEVELOPMENT - Request for a Site Development Plan Review and WAIVERS TO THE PARKWAY CENTER DESIGN STANDARDS FOR A PROPOSED 73,218 SQUARE FOOT OFFICE BUILDING on 5.11 acres adjacent to

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 19

the northeast corner of Grand Central Parkway and "F" Street (APN: 139-27-410-002), PD (Planned Development) Zone, Ward 5 (Weekly).

66. MSP-2019 - CONQUISTADOR PLAZA, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR CONQUISTADOR PLAZA adjacent to the northwest corner of Cheyenne Avenue, and Metro Academy Way (APN: 138-07-411-002, 003, 005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
67. MSP-2032 - MOUNTAIN VIEW PROFESSIONAL PARK, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR AN APPROVED 69,000 SQUARE FOOT OFFICE DEVELOPMENT on 7.50 acres adjacent to the north side of Smoke Ranch Road, approximately 730 feet east of Tenaya Way (APN: 138-15-810-016), C-PB (Planned Business Park) Zone, Ward 4 (Brown).
68. VAC-1939 - BEAZER HOMES HOLDINGS CORPORATION - Petition to vacate U.S. Government Patent Reservations and Right-of-Way generally located adjacent to the southeast corner of Grand Teton Drive and Hualapai Way, Ward 6 (Mack).
69. VAC-1981 - KB HOME NEVADA, INC. - Petition to vacate public easements generally located south of Alexander Road, east of Maverick Street, Ward 6 (Mack).
70. VAC-1965 - CORONOPARK, LIMITED LIABILITY COMPANY - Petition to vacate a portion of Donald Nelson Avenue, generally located west of Grand Canyon Drive, Ward 6 (Mack).
71. VAC-2017 - CITY OF LAS VEGAS - Petition of Vacation to vacate a public alley, generally located between Bonneville Avenue and Garces Avenue, approximately 180 feet west of Fourth Street, Ward 1 (M. McDonald).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 20

NON-PUBLIC HEARING ITEMS:

72. SDR-1968 - THE LAKES LUTHERAN CHURCH - Request for a Site Development Plan Review FOR A 4,840 SQUARE FOOT ADDITION TO AN EXISTING CHURCH on 3.88 acres at 8200 West Sahara Avenue (APN: 163-04-408-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-V (Civic), Ward 1 (M. McDonald).
73. SDR-2018 - SDMI NORTHWEST, LIMITED LIABILITY COMPANY, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 33,000 SQUARE FOOT OFFICE BUILDING on 2.00 acres adjacent to the south side of Peak Drive, approximately 330 feet east of Crimson Canyon Drive (APN: 138-15-310-009 and a portion of 138-15-302-001), C-PB (Planned Business Park), Ward 4 (Brown).
74. SDR-2034 - LB LVTC II, LIMITED LIABILITY COMPANY ON BEHALF OF TRIAD DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction in the Amount of Perimeter Landscaping FOR A PROPOSED 84,500 SQUARE FOOT, 8 BUILDING OFFICE PARK adjacent to the northwest corner of Smoke Ranch Road and US 95 (APN: 138-15-810-017), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

DIRECTOR'S BUSINESS ITEMS:

75. ABEYANCE - TXT-1742 - CITY OF LAS VEGAS - Discussion and possible to action to amend Title 19.04 to allow the slaughtering and processing of live poultry as a conditional use in the C-1 (Limited Commercial), C-2 (General Commercial) and C-M (Commercial/Industrial) zoning district.
76. TXT-1506 - CITY OF LAS VEGAS - Discussion and possible to action to amend Title 19.04 to allow massage establishments with approval of a Special Use Permit in the C-1 (Limited Commercial), C-2 (General Commercial), C-PB (Planned Business Park), C-M (Commercial Manufacturing) and M (Manufacturing) zoning districts.

CITIZENS PARTICIPATION:

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 24, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 21

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.